Overall Inspection Services LLC

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Inspection for Charlie Brown
1000 Somewhere St
Round Rock, TX 78665

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PROPERTY INSPECTION REPORT

Prepared For: Charlie Brown
(Name of Client)

Concerning: 1000 Somewhere St, Round Rock, TX 78665
(Address or Other Identification of Inspected Property)

By: Ken Cofer, Lic #20262 08/12/2019
(Name and License Number of Inspector) (Date)

(Name, License Number of Sponsoring Inspector)

PURPOSE, LIMITATIONS AND INSPECTOR / CLIENT RESPONSIBILITIES

This property inspection report may include an inspection agreement (contract), addenda, and other information related to property conditions. If any item or comment is unclear, you should ask the inspector to clarify the findings. It is important that you carefully read ALL of this information.

This inspection is subject to the rules ("Rules") of the Texas Real Estate Commission ("TREC"), which can be found at www.trec.texas.gov.

The TREC Standards of Practice (Sections 535.227-535.233 of the Rules) are the minimum standards for inspections by TREC-licensed inspectors. An inspection addresses only those components and conditions that are present, visible, and accessible at the time of the inspection. While there may be other parts, components or systems present, only those items specifically noted as being inspected were inspected. The inspector is NOT required to turn on decommissioned equipment, systems, utility services or apply an open flame or light a pilot to operate any appliance. The inspector is NOT required to climb over obstacles, move furnishings or stored items. The inspection report may address issues that are code-based or may refer to a particular code; however, this is NOT a code compliance inspection and does NOT verify compliance with manufacturer's installation instructions. The inspection does NOT imply insurability or warrantability of the structure or its components. Although some safety issues may be addressed in this report, this inspection is NOT a safety/code inspection, and the inspector is NOT required to identify all potential hazards.

In this report, the inspector shall indicate, by checking the appropriate boxes on the form, whether each item was inspected, not inspected, not present or deficient and explain the findings in the corresponding section in the body of the report form. The inspector must check the Deficient (D) box if a condition exists that adversely and materially affects the performance of a system or component or constitutes a hazard to life, limb or property as specified by the TREC Standards of Practice. General deficiencies include inoperability, material distress, water penetration, damage, deterioration, missing components, and unsuitable installation. Comments may be provided by the inspector whether or not an item is deemed deficient. The inspector is not required to prioritize or emphasize the importance of one deficiency over another.

Some items reported may be considered life-safety upgrades to the property. For more information, refer to Texas Real Estate Consumer Notice Concerning Recognized Hazards or Deficiencies below.

THIS PROPERTY INSPECTION IS NOT A TECHNICALLY EXHAUSTIVE INSPECTION OF THE STRUCTURE, SYSTEMS OR COMPONENTS. The inspection may not reveal all deficiencies. A real estate inspection helps to reduce some of the risk involved in purchasing a home, but it cannot eliminate these risks, nor can the inspection anticipate future events or changes in performance due to changes in use or occupancy. It is recommended that you obtain as much information as is available about this property, including any seller's disclosures, previous inspection reports, engineering reports, building/remodeling permits, and reports performed for or by relocation companies, municipal inspection departments, lenders, insurers, and appraisers. You should also attempt to determine whether repairs, renovation, remodeling, additions, or other such activities have taken place at this property. It is not the inspector's responsibility to confirm that information obtained from these sources is complete or accurate or that this inspection is consistent with the opinions expressed in previous

or future reports.

ITEMS IDENTIFIED IN THE REPORT DO NOT OBLIGATE ANY PARTY TO MAKE REPAIRS OR TAKE OTHER ACTIONS, NOR IS THE PURCHASER REQUIRED TO REQUEST THAT THE SELLER TAKE ANY ACTION. When a deficiency is reported, it is the client's responsibility to obtain further evaluations and/or cost estimates from qualified service professionals. Any such follow-up should take place prior to the expiration of any time limitations such as option periods. Evaluations by qualified tradesmen may lead to the discovery of additional deficiencies which may involve additional repair costs. Failure to address deficiencies or comments noted in this report may lead to further damage of the structure or systems and add to the original repair costs. The inspector is not required to provide follow-up services to verify that proper repairs have been made.

Property conditions change with time and use. For example, mechanical devices can fail at any time, plumbing gaskets and seals may crack if the appliance or plumbing fixture is not used often, roof leaks can occur at any time regardless of the apparent condition of the roof, and the performance of the structure and the systems may change due to changes in use or occupancy, effects of weather, etc. These changes or repairs made to the structure after the inspection may render information contained herein obsolete or invalid. This report is provided for the specific benefit of the client named above and is based on observations at the time of the inspection. If you did not hire the inspector yourself, reliance on this report may provide incomplete or outdated information. Repairs, professional opinions or additional inspection reports may affect the meaning of the information in this report. It is recommended that you hire a licensed inspector to perform an inspection to meet your specific needs and to provide you with current information concerning this property.

TEXAS REAL ESTATE CONSUMER NOTICE CONCERNING HAZARDS OR DEFICIENCIES

Each year, Texans sustain property damage and are injured by accidents in the home. While some accidents may not be avoidable, many other accidents, injuries, and deaths may be avoided through the identification and repair of certain hazardous conditions. Examples of such hazards include:

- malfunctioning, improperly installed or missing ground fault circuit protection (GFCI) devices for electrical receptacles in garages, bathroom, kitchens, and exterior areas;
- malfunctioning arc fault protection (AFCI) devices;
- ordinary glass in locations where modern construction techniques call for safety glass;
- malfunctioning or lack of fire safety features such as, smoke alarms, fire-rated doors in certain locations, and functional emergency escape and rescue openings in bedrooms;
- malfunctioning carbon monoxide alarms;
- excessive spacing between balusters on stairways and porches;
- improperly installed appliances;
- improperly installed or defective safety devices;
- lack of electrical bonding and grounding; and
- lack of bonding on gas piping, including corrugated stainless steel tubing (CSST).

To ensure that consumers are informed of hazards such as these, the Texas Real Estate Commission (TREC) has adopted Standards of Practice requiring licensed inspectors to report these conditions as "Deficient" when performing an inspection for a buyer or seller, if they can be reasonably determined.

These conditions may not have violated building codes or common practices at the time of the construction of the home, or they may have been "grandfathered" because they were present prior to the adoption of codes prohibiting such conditions. While the TREC Standards of Practice do not require inspectors to perform a code compliance inspection, TREC considers the potential for injury or property loss from the hazards addressed in the Standards of Practice to be significant enough to warrant this notice.

Contract forms developed by TREC for use by its real estate licensees also inform the buyer of the right to have the home inspected and can provide an option clause permitting the buyer to terminate the contract within a specified time. Neither the Standards of Practice nor the TREC contract forms requires a seller to remedy conditions revealed by an inspection. The decision to correct a hazard or any deficiency identified in an inspection report is left to the parties to the contract for the sale or purchase of the home.

INFORMATION INCLUDED UNDER "ADDITIONAL INFORMATION PROVIDED BY INSPECTOR", OR PROVIDED AS AN ATTACHMENT WITH THE STANDARD FORM, IS NOT REQUIRED BY THE COMMISSION AND MAY CONTAIN CONTRACTUAL TERMS BETWEEN THE INSPECTOR AND YOU, AS THE CLIENT. THE COMMISSION DOES NOT REGULATE CONTRACTUAL TERMS BETWEEN PARTIES. IF YOU DO NOT UNDERSTAND THE EFFECT OF ANY CONTRACTUAL TERM CONTAINED IN THIS SECTION OR ANY ATTACHMENTS, CONSULT AN ATTORNEY.

ADDITIONAL INFORMATION PROVIDED BY INSPECTOR

Inspection Began: 8 am

Inspection Ended: 1:30 pm

Property Age: < 1 yr old

Property Status: Occupied, Fully Furnished

Property Style: Single Family / One Story

House Faces: West

Weather Condition: Sunny and clear

Temp.: 80 F

Reports prepared for: Current Homeowner(s)

Parties present at time of Inspection: Current Homeowner(s)

Inspection Fee: $508.00

Paid By: Personal Check

The link below identifies the minimum inspection standards for Professional Home Inspectors per the State of Texas.
http://www.trec.texas.gov/pdf/inspectors/535.227-535.233.pdf

Deficiencies per TREC Standards of Practice are in RED text. Hyperlinks are in BLUE text.

THIS PROPERTY INSPECTION IS NOT A TECHNICALLY EXHAUSTIVE INSPECTION OF THE STRUCTURE, SYSTEMS OR COMPONENTS. This inspection is a limited, visual and non invasive inspection. The inspection may not reveal all deficiencies. A real estate inspection helps to reduce some of the risk in purchasing a home, but it cannot eliminate these risks, nor can the inspection anticipate future events or changes in performance due to changes in use or occupancy.

If the home is occupied at the time of inspection, the Inspector does not move any of the personal belongings present in the home.

I=Inspected	NI=Not Inspected	NP=Not Present	D=Deficient

I	NI	NP	D

I. STRUCTURAL SYSTEMS

☑ ☐ ☐ ☑ **A. Foundations**

Type of Foundation(s): Monolithic Slab on Grade

Comments:

NOTE: *Seasonal weather-related expansive soil movement can cause cosmetic damage to the house in various forms, usually drywall cracking and brick veneer cracking. Door frames can become distorted so that doors no longer fit properly in their frame; also, doors may not latch and could stick and bind. It is also possible for foundation movement to cause framing members to pull apart to some degree. In most cases, the damage is restricted to cosmetic damage that can be repaired using normal decorative repair techniques or minor functional problems such as sticking doors that can be corrected by adjusting or reinstalling the door.* ***Keep the soil around your home foundation at a constant moisture level.*** *The soils present throughout Texas have a tremendous capacity to absorb (and lose) water. This means that the soil will swell when it is very wet and it will shrink when it is very dry. This creates significant stresses on the structural framing and concrete slab which are resting on top of the soil. Keeping the soil around your home foundation at a constant moisture level with seepage water hoses will help reduce the chances of needing house leveling in the future. Provide* ***positive drainage away from the slab perimeter****. Any standing water near the foundation slab, current or future, should be eliminated. This will promote even moisture content underneath the slab and thus less movement of the soils beneath the foundation slab. Weather conditions, drainage, leakage and other adverse factors are able to effect structures, and differential movements are likely to occur. The inspectors opinion is based on visual observations of accessible and unobstructed areas of the structure at the time of the inspection. In most cases, floor coverings and/or stored articles prevent recognition of signs of settlement / cracking in all but the most severe cases. It is important to note, this was not a structural engineering survey nor was any specialized testing done of any sub-slab plumbing systems during this limited visual inspection, as these are specialized processes requiring excavation. In the event that structural movement is noted, client is advised to consult with a Structural Engineer who can isolate and identify causes, and determine what corrective steps, if any, should be considered to either correct and/or stop structural movement. Future performance of the structure cannot be predicted or warranted.*

When does a foundation crack become a concern? *The Shallow Foundation Committee of the American Society of Civil Engineers has published some guidelines for evaluating cracks in slab-on-ground foundations based on the width of the crack. Their recommendation is that if a crack is 1/16th inch wide, it should probably be looked at by an engineer. They also state that cracks that are 1/8th inch or less do not typically indicate that the foundation is not capable of performing as intended. Foundation repair should be reserved to the homes that show true structural damage or* ***severe*** *cosmetic and or functional damage.*

In this inspector's opinion the foundation is performing as designed at the time of inspection. There were indications of settlement and/or common cracks noted in the exterior walls and/or interior ceilings. All accessible doors and windows opened and closed properly at the time of the inspection. There was no noticeable movement noted in the accessible attic space of this structure. If there are any concerns, I recommend having a certified & licensed structural and/or foundational specialist inspect structure.

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It was observed that there is a small ledge at the brick ledge / foundation connection around the foundation perimeter. Over time, this condition can promote water to sit atop the brick ledge and potentially migrate behind the parge coat of the foundation, thereby making the parge coat more susceptible to deterioration. Monitoring and or repair is recommended.

☑ ☐ ☐ ☑ **B. Grading and Drainage**

Comments:

It was observed that the rain gutter downspouts terminate at the foundation and may cause erosion. The downspout(s) should discharge water at least five (5) feet from the house. Storm water should be encouraged to flow away from the building at the point of discharge. Repair is recommended.

It was observed that some of the rain gutter downspouts terminate on the roof covering. Downspout(s) that discharge onto the roof should be extended to discharge directly into the gutters below.The manufacturer of the installed shingles cannot be verified and although this method of installation is common, roof covering manufacturers **do not** recommend downspouts to discharge directly onto the roof covering. This condition, if left unattended over time, can result in premature deterioration of the roofing as well as possible roof leaks. Repair is recommended.

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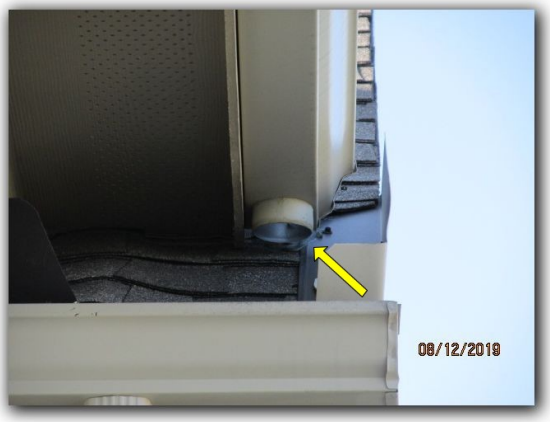
I	NI	NP	D



It was observed that the rain gutters have been installed in front of the metal drip edge flashing. The rain gutter should be installed behind the drip edge flashing to help direct roof runoff into the gutter and not between the gutter and fascia, where damage can occur. Repair is recommended.

☑ ☐ ☐ ☑ **C. Roof Covering Materials**

Types of Roof Covering: Dimensional laminated shingle, commonly a 30 year shingle
Viewed From: From the ground using binoculars
Comments:
Metal drip edge flashing helps "bridge" the gap between the fascia and the roof decking to help prevent wind driven rain from possibly entry. Monitoring and or repair is recommended.
NOTE: *The Asphalt Roofing Manufacturers Association requires a metal drip edge flashing as protection from water entry at the eaves and rakes.*

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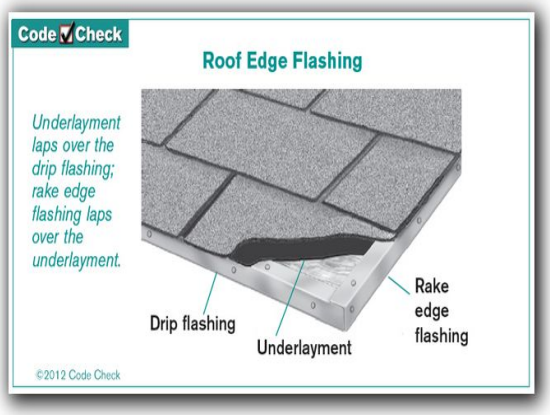

☑ ☐ ☐ ☑ **D. Roof Structures and Attics**

Viewed From: Interior of attic and performed a visual inspection from the catwalk/decked area
Approximate Average Depth of Insulation: Approx. 14 inches +
Comments:*TREC LIMITATIONS: The inspector is not required to enter attics or unfinished spaces where openings are less than 22 inches by 30 inches or headroom is less than 30 inches; operate powered ventilators; or provide an exhaustive list of locations or water penetrations.*

NOTE: *Limited access; due to mechanical equipment, insulation, duct work, storage and/or attic design presents a limitation in the inspection of attics. Only decked and other safe accessible areas of the attic[s] were inspected and reported. Inaccessible and unsafe areas were not/could not be inspected and are excluded from the findings of this report. Inspection of insulation covered structural, electrical, plumbing and mechanical components are excluded from inspection.*

FYI: *In Central Texas, an R value of 38 is recommended. Blown in cellulose insulation provides an approx. R value if 3.21 per inch.*

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FYI: *It was observed that the home is decked with a radiant barrier type of roof decking. This type of decking is known to have a negative effect to some cellular providers.*

It appears that the attic access stairs have not been installed with the appropriate fasteners per the manufacturer's instructions. Manufacturers recommend either sixteen 16d nails or sixteen ¼ x 3" lag screws. **This is a safety hazard.** Recommend repair with the appropriate type and quantity of fasteners for proper and safe operation.

☑ ☑ ☐ ☑ **E. Walls (Interior and Exterior)**

Comments:TREC LIMITATIONS: The inspector is not required to report cosmetic damage or the condition of floor, wall, or ceiling coverings; paints, stains, or other surface coatings; cabinets; or countertops, or provide an exhaustive list of locations of water penetrations.

NOTE: *The wood framing of this home will expand and shrink with seasonal changes as the humidity increases and decreases in the home. This movement will create common cracks in some exterior cladding's like stucco and interior drywall that are typically cosmetic.*

NOTE: *Due to the home being fully furnished at the time of inspection, complete access was blocked therefore* ***all*** *of the interior walls could not be properly inspected.*

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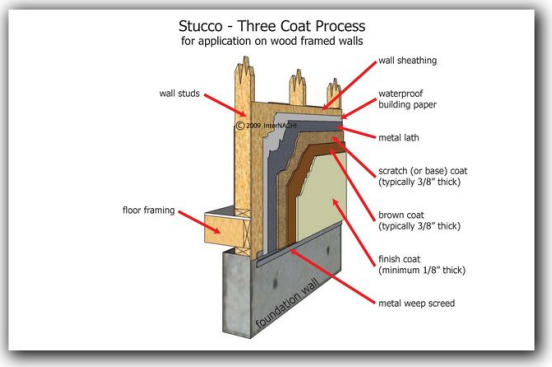
NOTE: *As with all stucco exteriors installed over wood framing and sheathing, cracking is inevitable primarily due to thermal expansion and contraction of the building materials.*



Blocked weep holes (openings in the mortar joints, found at the foundation level, at a maximum of every 33 inches O.C.) in the stone / brick veneer wall structure should be cleared. At times when the brick and mortar are being installed, mortar can fall back into the wall cavity or when the parge coat is applied. The weep holes allow a way for possible water condensation in the wall cavity to drain as well as aid in ventilation of the wall cavity. Repair is recommended.

Typical minor cracking was observed in the brick / stone and mortar of the exterior walls in various locations. Brick veneer is not a structural component of or for the home, it simply covers the framed structure. Brick is basically pressed and burnt clay that is not flexible so as the home experiences movement whether uniform or differentially due to seasonal changes, the brick veneer may crack. This implies that some structural movement of the building has occurred, as is typical of most houses. Monitoring and or repairs are recommended.

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Cracked and or missing caulk was observed in the exterior expansion joints of the brick veneer. Recommend new / additional caulk to help prevent water / pest intrusion.

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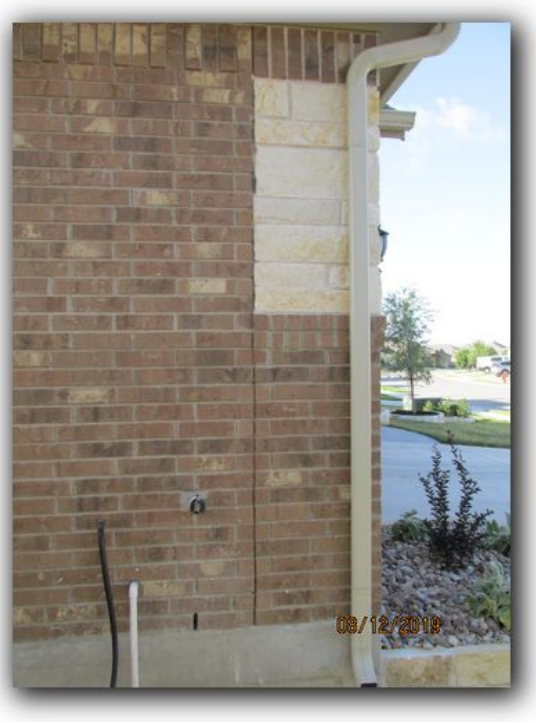

Missing mortar was observed in the exterior stone / brick veneer. Tuck pointing is recommended to help prevent water and or pest infiltration into the wall cavity.

Minor damage was observed to the exterior soffit material. Recommend monitoring and or repair.

It was observed that the exterior wall siding and trim have not been painted on the bottom and or cut ends. Paint is require to comply with most manufacturer warranties and to help prevent water from wicking up and into the unprotected materials. Repair is recommended.

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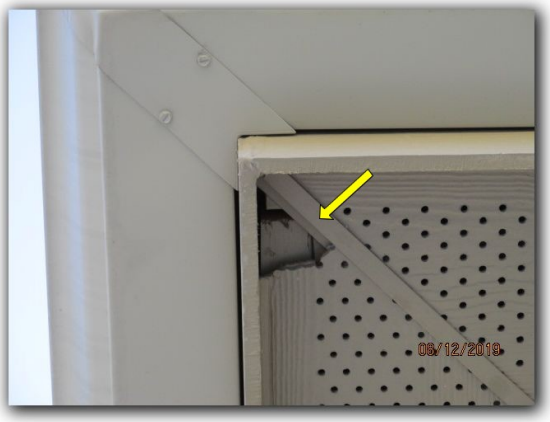

☑ ☑ ☐ ☑ **F. Ceilings and Floors**

Comments:TREC LIMITATIONS: The inspector is not required to report cosmetic damage or the condition of floor, wall, or ceiling coverings; paints, stains, or other surface coatings; cabinets; or countertops, or provide an exhaustive list of locations of water penetrations.

NOTE: *The house interior was covered in various types of floor coverings at time of inspection and as a result, an interior visual inspection of the foundation is not possible, therefore it is excluded from this report.*

NOTE: *The house was occupied at time of inspection and as a result, there were areas within the home which were blocked from view by the current homeowners personal property and furnishings and are thereby excluded from this report.*

Voids and or hard spots were observed in many of the carpeted rooms, suggesting the carpet padding is in need of repair.

Incomplete drywall tape and bedding was observed in the attached garage. Repair is recommended.

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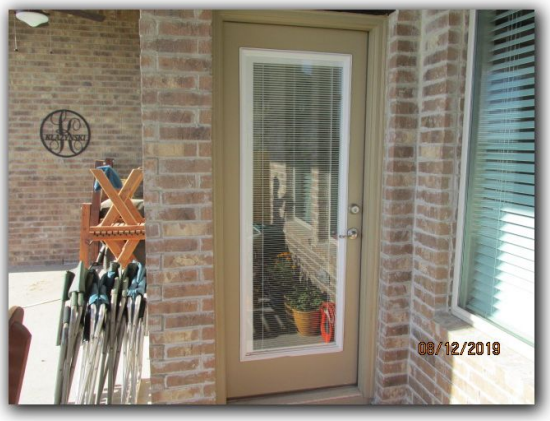
I	NI	NP	D
☑	☐	☐	☑

G. Doors (Interior and Exterior)

Comments:

It was observed that the mini blind in the back porch door can close by itself when the blind is in the open position. Further investigation is recommended.

The back porch door appears to be out of square in its jamb also the weather stripping is in need of repair.



The spring loaded ball latch for some of the closet doors are in need of adjustment to better secure the door when closed. Repair is recommended.

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I	NI	NP	D

It was observed that the latching mechanism for the office door does not allow the door to be securely closed. Repair is recommended.

☑ ☑ ☐ ☑ **H. Windows**

Comments:TREC LIMITATIONS: The inspector is not required to exhaustively observe insulated windows for evidence of broken seals; exhaustively observe glazing for identifying labels; or identify specific locations of damage.

NOTE: *Limited access; due to the presence of the current home owners furnishings, some windows could not be properly inspected and or operated. Only accessible windows of the home were inspected and reported. Inaccessible windows were not/could not be inspected and are excluded from the findings of this report.*

Missing or cracked caulk/paint/mortar was observed on some windows. Driven rain water can enter this wall cavity and possibly cause damage to the wooden window framing. New caulk/paint/mortar is recommended to help prevent water penetration.

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I	NI	NP	D

Some window(s) appear to have lost their seal[s]. This has resulted in condensation developing between the panes of glass and can cause the glass to loose it's insulating properties. Condensation is not always visible. If the failure is recent, a failed window may not be obvious, since condensation doesn't usually form until the window is heated by direct sunlight. Windows in the shade may show no evidence of failure. so some window failures may not be visible at the time and duration of the inspection. Recommend repair by a professional glass company.

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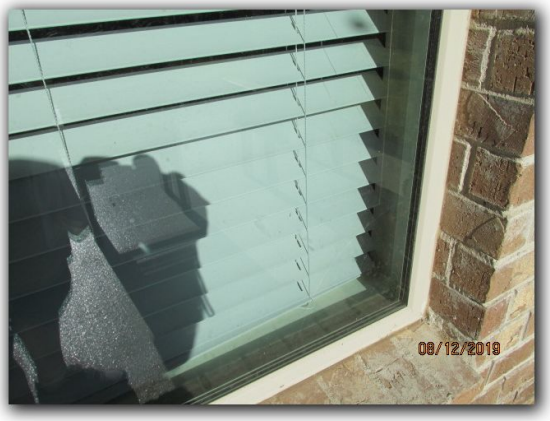

It was observed that the stucco bay window does not appear to be properly terminated at the exterior bottom. Per ASTM C 926 A 2.2.3, where vertical and horizontal exterior plaster surfaces meet, both surfaces shall be terminated with casing beads with the vertical surface extending at least 1/4 inch below the intersecting horizontal plastered surface, thus providing a drip edge. The casing bead for the horizontal surface shall be terminated not less that 1/4 inch from the back of the vertical surface to provide drainage. Monitoring and or repair is recommended.

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I	NI	NP	D	
☐	☑	☑	☐	**I. Stairways (Interior and Exterior)** *Comments*: TREC LIMITATIONS: The inspector is not required to exhaustively measure every stairway component.
☐	☑	☑	☐	**J. Fireplaces and Chimneys** *Comments*: TREC LIMITATIONS: The inspector is not required to verify the integrity of the flue; perform a chimney smoke test; or determine the adequacy of the draft.
☑	☐	☐	☑	**K. Porches, Balconies, Decks, and Carports** *Comments*: TREC LIMITATIONS: The inspector is not required to exhaustively measure the porch, balcony, deck, or attach carport components; or enter any area where the headroom is less than 18 inches or the access opening is less than 24 inches wide and 18 inches high. It is recommended that outdoor ceilings fans should be rated for damp or wet areas. Further investigation is recommended.
☑	☐	☐	☐	**L. Other** *Comments*: The driveway and sidewalks were observed to be in good condition.

II. ELECTRICAL SYSTEMS

I	NI	NP	D	
☑	☐	☐	☑	**A. Service Entrance and Panels** *Comments*: TREC LIMITATIONS: The inspector is not required to determine present or future sufficiency of service capacity amperage, voltage, or the capacity of the electrical system; test arc-fault circuit interrupter devices when the property is occupied or damage to personal property may result, in the inspector's reasonable judgment; report the lack of arc-fault circuit interrupter protection when the circuits are in conduit; conduct voltage drop calculations; determine the accuracy of overcurrent devices labeling; remove covers where hazardous as judged by the inspector; verify the effectiveness of overcurrent devices; or operate overcurrent devices. ***NOTE:*** *Lightning energy is looking for a path to "Mother Earth". Any path that will lead to ground earth.The electrical resistance of each path will control the amount of energy that will follow that path, but remember the flow of lightning energy will take all paths at the same time. In residential foundation construction, the man made "Concrete Encased Electrode" has been in use for many years. It will provide an extremely good path to earth, when PROPERLY installed. Unfortunately the way the homes are constructed in our area, by applying a insulated vapor barrier between the concrete foundation and the earth, this will not allow the man made "Concrete Encased Electrode" to provide any adequate contact with the "DIRT EARTH". In fact, this improper installation directs the lightning energy to follow paths through our electrical service-entrance and the electrical system of the home. Improvement to the grounding electrode system such as an additional grounding rod or rods is recommended.* The main electrical panel is located on the right exterior wall of the home.

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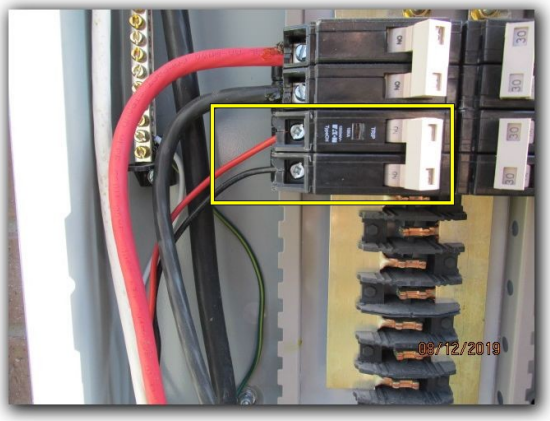
It appears that the #10 AWG conductor is too small for the 50 amp circuit breaker in the main panel. Oversized circuit breaker within the main distribution panel are recommended to be replaced. **This is a safety hazard**. Recommend having a licensed electrician to inspect system.



The grounding of the electrical service is not visible. The service should be grounded to the main water supply and/or driven ground rods as required. Recommend further investigation by a licensed electrician.

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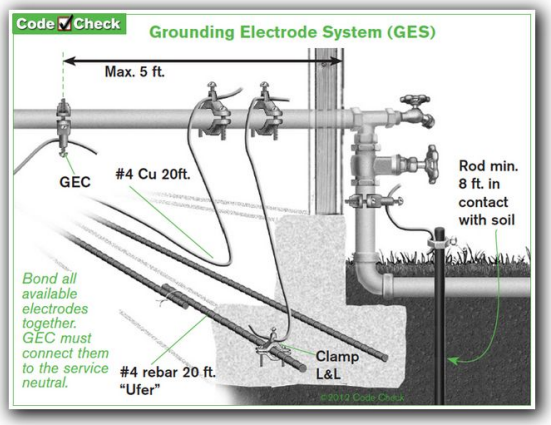
I	NI	NP	D



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The electrical sub panel is located in the attached garage.

The sub panel was observed to have debris inside the enclosure. Repair is recommended.

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I	NI	NP	D

☑ ☐ ☐ ☐ **B. Branch Circuits, Connected Devices, and Fixtures**

Type of Wiring: Appears to be copper

Comments:

NOTE: *Due to the home being fully furnished at the time of inspection, access was blocked therefore all electrical receptacles could not be properly inspected.*

NOTE: *It is recommended by manufacturers that GFCI receptacles be tested monthly.*

NOTE: *Be advised that an AFCI will cut off the power to the smoke/CO alarms if the AFCI trips due to conditions such as fire, arcing or overload, as examples. Recommend verifying that each smoke/CO alarm has a battery back up and that the batteries are fresh.*

III. HEATING, VENTILATION AND AIR CONDITIONING SYSTEMS

☑ ☐ ☐ ☑ **A. Heating Equipment**

Type of Systems: One 3 ton central unit, manufactured by Trane in 2018

Energy Sources: Natural Gas

Comments:

NOTE: *When buying a home it is recommended that the HVAC system **should** be inspected by a licensed HVAC technician prior to closing on the house.*

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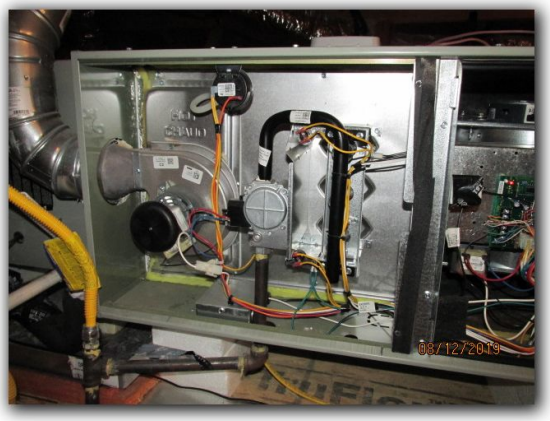
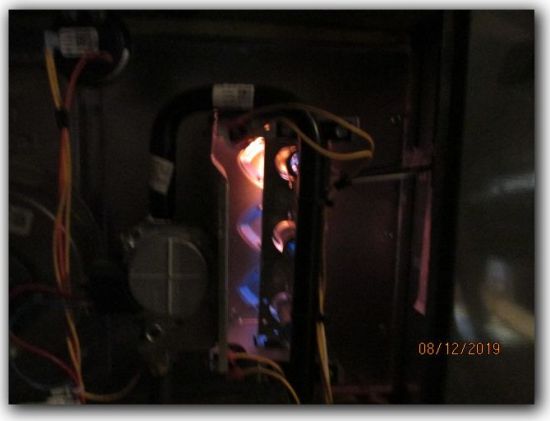
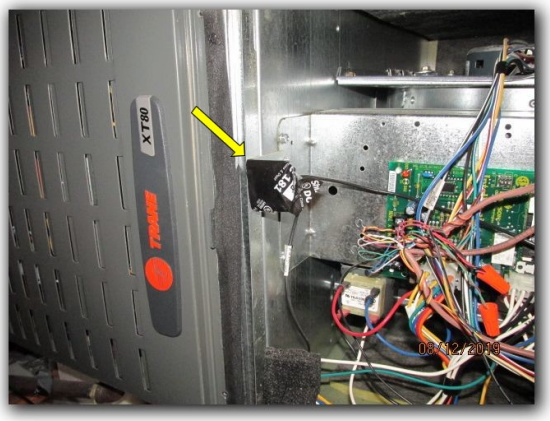
Using normal operational controls, the furnace was observed to be functioning as intended.





It was observed that the blower door safety switch on the HVAC air handler has been taped down in the "on" position. **This is a safety hazard** and repair is recommended.



I=Inspected	NI=Not Inspected	NP=Not Present	D=Deficient

I	NI	NP	D
☑	☐	☐	☑

B. Cooling Equipment

Type of Systems: One 3 ton central unit, manufactured by Trane, in 2018

Comments:

NOTE: *The Department of Energy has changed the national SEER rating to regional SEER ratings, effective January 1, 2015. Texas is in the Southeast region. See the following link for further information.* *DOE Regional Standards of Enforcement.*

NOTE: *As per the US Environmental Protection Agency, R22 refrigerant will become illegal in the United States on January 1, 2020. After that R22 refrigerant phase out date, R22 refrigerant can no longer be manufactured or imported into the US. In general, owners of R22 air conditioners will have 3 choices - #1 Do nothing until your system needs an expensive repair. #2 Retrofit your old R22 equipment to use an existing refrigerant, or #3 Replace your system proactively.*

NOTE: *Changing the air filter on a regular basis is recommended for expected consistent operation.This will help in reducing the airborne particulates that can bind to the evaporator thereby reducing its efficiency. Over time, the particulates on the evaporator turn into a sludge like material that sits on the coil and in the condensate pan. This can be harmful to people with allergies and or weakened immune systems. Regular maintenance by a licensed HVAC technician is recommended.*

PVC caps are recommended to be installed on the riser pipe between the p-trap and the evaporator unit on positive pressure systems. Without the 3/4 inch cap, conditioned air is blown into the attic, reducing the efficiency of the unit. Repair is recommended.

It was observed that the HVAC secondary drain line is damaged and in need of repair.

I=Inspected	NI=Not Inspected	NP=Not Present	D=Deficient

I	NI	NP	D

The return air temp was observed to be 78.3F while the average supply air temp was 62.6F, for a temperature differential of 15.7F. This temperature differential falls within the TREC acceptable range of 15 to 22F.

☑ ☑ ☐ ☑ **C. Duct Systems, Chases, and Vents**

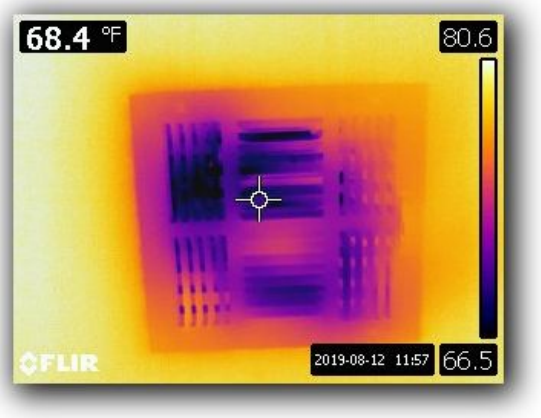
Comments:

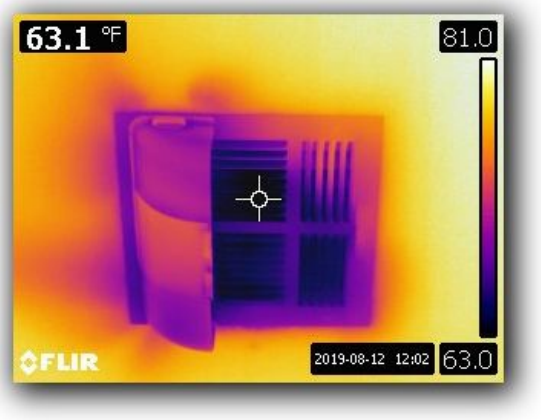
NOTE: *Due to the lack of safe mobility within the attic, much of the duct work located in the attic could not be visually inspected and is therefore excluded from this report.*

It was observed when in "cool mode" that the supply air temperature in the master bedroom was observed to be higher than expected, suggesting a possible attic flex duct leak and or obstruction which could allow the air temp to rise before reaching the room. Further investigation of the HVAC system and duct is recommended.

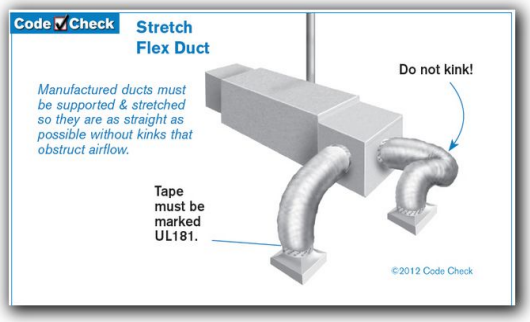
I=Inspected NI=Not Inspected NP=Not Present D=Deficient

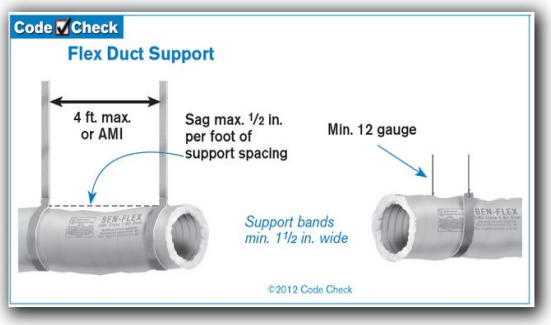
I	NI	NP	D





Improper routing of the flex duct was observed, in particular the duct for the whole house fan. It is required by current code and recommended by manufacturers that the insulated flex duct should be suspended from the attic rafters to help promote greater air flow on the outside of the flex duct to prevent possible condensation in humid climates. The flex duct should be installed without sags or tight turns that would inhibit proper air flow and reduce energy efficiency. Repair is recommended.





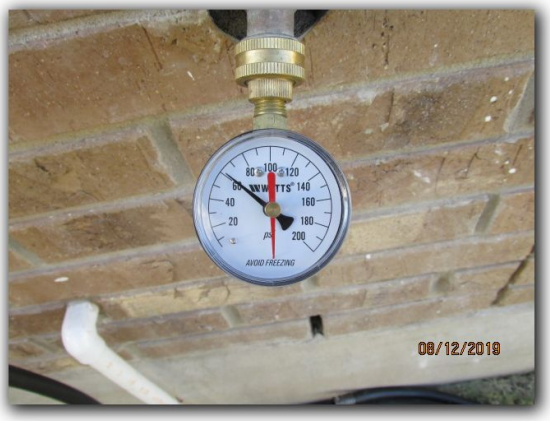
I=Inspected	NI=Not Inspected	NP=Not Present	D=Deficient

I	NI	NP	D

IV. PLUMBING SYSTEM

☑ ☐ ☐ ☑ **A. Plumbing Supply, Distribution Systems and Fixtures**

Location of water meter: Right front yard near sidewalk
Location of main water supply valve: Unknown, unable to locate
Static water pressure reading: Approx. 61 psi
Comments:TREC LIMITATIONS: The inspector is not required to operate any main, branch, or shut-off valves; operate or inspect sump pumps or waste ejector pumps; inspect any system that has been winterized, shut down, or otherwise secured; circulating pumps, free-standing appliances, solar water heating systems, water conditioning equipment, filter systems, water mains, private water supply systems, water wells, pressure tanks, sprinkler systems, swimming pools, or fire sprinkler systems; the inaccessible gas supply system for leaks; for sewer clean-outs; or for the presence or operation of private sewage disposal systems; determine quality, potability, or volume of the water supply; or effectiveness of back flow or anti-siphon devices; or verify the functionality of clothes washing drains or floor drains.



I=Inspected	NI=Not Inspected	NP=Not Present	D=Deficient

I	NI	NP	D

The required private water valve shut off was not located and should be exposed so that the valve will be accessible in the case of emergency as well as help prevent damage from rust if made of metal.

Exterior hosebib faucets do not have the anti siphon back flow devices. as required by current code. Anti-siphon devices keep contaminated water from entering the potable water of the house plumbing. Repair is recommended.

Cracked, deteriorated and/or missing shower stall grout and caulk in the master shower should be repaired.

I=Inspected	NI=Not Inspected	NP=Not Present	D=Deficient

I	NI	NP	D

The shower head shower arm was observed to be leaking and should be repaired or replaced.

☑ ☐ ☐ ☑ **B. Drains, Wastes, and Vents**

Comments:

NOTE: *The private sanitary sewer cleanout was not located as it appears to have been buried.*

☑ ☐ ☐ ☑ **C. Water Heating Equipment**

Energy Sources: Natural Gas

Capacity: One 40 gallon water heater, manufactured by State Industries, in 2018

Comments:

NOTE: *In 2015 the Department of Energy has mandated that all water heaters will be required to increase their efficiency. The insulation surrounding the internal tank will be increased which will make the outer diameter of the water heaters larger. This may be a concern if the current water heater is located in a closet or an attic and the access is too small to install the larger more insulated water heater.*

NOTE: *Do not store flammable products such as gasoline, solvents or adhesives in the same room or area near the gas water heater. If such flammables must be used, all gas burning appliances in the vicinity should be shut off and their pilot lights extinguished.*

NOTE: *Combustion air must be free of acid forming chemicals, such as sulfur, fluorine and chlorine. These elements are found in a number of normal household items such as aerosol sprays, detergents, bleaches cleaning solvents and more. When burned, vapors from these products form highly corrosive acid compounds.*

NOTE: *The temperature and pressure relief valve (TPRV) was not exercised during this inspection. Due to the hard water that is very common is this area and the age of the water heater, it is possible that hard water buildup may prevent the TPRV from closing completely once it is exercised. It is for that reason the TPRV[s] was/were not exercised. Manufacturers recommend that TPRV's should be exercised every year and replaced every 3 to 5 years. It is also recommended that tank style water heaters should be flushed at least two times per year. This will help prevent hard water mineral build up within the water heater tank.*

I=Inspected	NI=Not Inspected	NP=Not Present	D=Deficient

I	NI	NP	D

FYI: *Recommend changing out the manufacturers supplied drain valve for a 3/4"nipple, full port 3/4" ball valve and hose adapter. This will allow for easier passage of the hard water build up in the tank, which in turn can significantly extend the life of the unit.*

It does not appear that the gas flue pipe is not properly connected to the draft hood with two self tapping screws as required by the manufacturer. Repair is recommended.

It was observed that the required fire separation between the home and the attached garage has been breached at the water heater location. The two vent pipes that penetrate the ceiling and breach the required fire separation are not necessary as the gas water heater receives its required combustion air from the large attached garage.**This is a safety hazard** and repair is recommended.

I=Inspected	NI=Not Inspected	NP=Not Present	D=Deficient

I	NI	NP	D

☐ ☑ ☑ ☐ **D. Hydro-Massage Therapy Equipment**
Comments:

☑ ☐ ☐ ☑ **E. Other**
Comments:
*The presence of black jacketed "CSST" tubing was **visible** in the attic.*

***NOTE:** The Inspector cannot confirm if the CSST in the home is properly bonded. This should be done by a licensed master electrician.*

I=Inspected	NI=Not Inspected	NP=Not Present	D=Deficient

I	NI	NP	D

A potentially hazardous condition was observed in the home. It was observed that portions of the gas piping system such as the gas cooktop, water heater(s), fireplace and furnace(s) appear to be composed of corrugated stainless steel tubing (CSST). Manufacturers believe that the product is safe **if properly bonded and grounded as required by the manufacturers installation instructions**. **Proper grounding and bonding of the CSST can be determined by a licensed electrical contractor.** Although CSST has been widely utilized in the residential and commercial construction industries for many years and is approved by the local building authority having jurisdiction, according to the Texas State Fire Marshall there are concerns about an increase in lightning related fires and CSST. **It is recommended that all parties, the Seller and the Buyer have the CSST installation, including the electrical bonding inspected by a manufacturer approved CSST installer prior to closing**. The Client is also recommended to check with their home insurance provider regarding the presence of CSST. Since the introduction of CSST, there has been an increase in fire damage caused by lightning strikes. Direct and indirect lightning strikes can energize the tubing, inducing current that attempts to use the metal conduit to reach ground (refer to Section I A: Foundations). The corrugated design and thin walls of the CSST cannot withstand the energy produced, causing a hole to be melted in the CSST. That hole results in the release of pressurized natural gas or propane into the home, which can immediately ignite and can rapidly fuel a fire. Further evaluation is required by a licensed master electrician.
Click the attached link below for more information...
https://www.youtube.com/watch?v=h4PCmd_N8TE

It was observed that the black jacket for the CSST has not been properly installed with the brass connector placed over the black jacketed sleeve and aluminum sleeve as required by the manufacturer. **This is a safety hazard**. Further investigation of the CSST and repairs are recommended.

I=Inspected	NI=Not Inspected	NP=Not Present	D=Deficient

I	NI	NP	D

V. APPLIANCES

☑ ☐ ☐ ☐ **A. Dishwashers**

Comments: TREC LIMITATIONS: The inspector is not required to operate or determine the condition of other auxiliary components of inspected items; test for microwave oven radiation leaks; inspect self-cleaning functions; test trash compactor ram pressure; or determine the adequacy of venting systems.

Using normal operational controls, the dishwasher was observed to be functioning as intended.

I=Inspected **NI=Not Inspected** **NP=Not Present** **D=Deficient**

I	NI	NP	D

☑ ☐ ☐ ☐ **B. Food Waste Disposers**

Comments:
Using normal operational controls, the disposal was observed to be functioning as intended.

☑ ☐ ☐ ☐ **C. Range Hood and Exhaust Systems**

Comments: TREC LIMITATIONS: The inspector is not required to operate or determine the condition of other auxiliary components of inspected items; test for microwave oven radiation leaks; inspect self-cleaning functions; test trash compactor ram pressure; or determine the adequacy of venting systems.

NOTE: *It was observed that the microwave also serves as the range vent hood.*

Using normal operational controls, the microwave/range hood was observed to be functioning as intended.

☑ ☐ ☐ ☑ **D. Ranges, Cooktops, and Ovens**

Comments: TREC LIMITATIONS: The inspector is not required to operate or determine the condition of other auxiliary components of inspected items; test for microwave oven radiation leaks; inspect self-cleaning functions; test trash compactor ram pressure; or determine the adequacy of venting systems.

Using normal operating controls, the stove top was observed to function as intended.

I=Inspected	NI=Not Inspected	NP=Not Present	D=Deficient

I	NI	NP	D

When the oven thermostat alarms sounded, the thermostats for the ovens were found to be inaccurate. The temperature was observed to be greater than a 25 degree difference, either cooler or warmer, of 350 degrees, as measured by a detached thermometer. Recommend further investigation and or repair by a professional appliance technician.

I=Inspected **NI=Not Inspected** **NP=Not Present** **D=Deficient**

I	NI	NP	D

☑ ☐ ☐ ☐ **E. Microwave Ovens**

Comments: TREC LIMITATIONS: The inspector is not required to operate or determine the condition of other auxiliary components of inspected items; test for microwave oven radiation leaks; inspect self-cleaning functions; test trash compactor ram pressure; or determine the adequacy of venting systems.

Using normal operational controls, the microwave was observed to be functioning as intended.

☑ ☐ ☐ ☐ **F. Mechanical Exhaust Vents and Bathroom Heaters**

Comments: TREC LIMITATIONS: The inspector is not required to operate or determine the condition of other auxiliary components of inspected items; test for microwave oven radiation leaks; inspect self-cleaning functions; test trash compactor ram pressure; or determine the adequacy of venting systems.

☑ ☐ ☐ ☑ **G. Garage Door Operators**

Comments:

NOTE: *When the home has an automatic garage door opener[s] installed, the garage door slide latching device[s] is recommended to be disabled. Ex. A small bolt and nut installed in the pre-drilled hole at the locking mechanism. This will help prevent damage to the door when the door is opened remotely while the slide latch is in the locked position.*

The door was observed to make popping noises during normal operation, suggesting that the door may be binding somehow. Recommend service by a qualified garage door professional.

I=Inspected	NI=Not Inspected	NP=Not Present	D=Deficient

I	NI	NP	D

☑ ☑ ☐ ☐ **H. Dryer Exhaust Systems**

Comments: TREC LIMITATIONS: The inspector is not required to operate or determine the condition of other auxiliary components of inspected items; test for microwave oven radiation leaks; inspect self-cleaning functions; test trash compactor ram pressure; or determine the adequacy of venting systems.

NOTE: *Due to the current occupants washer and dryer are in place at the time of inspection, the dryer vent connection at the interior laundry room wall could not be inspected and is excluded from this report.*

NOTE: *Lint can accumulate in the dryer vent reducing the dryers efficiency and increasing the potential for fire.* ***Dryer lint fires are the #4 case of house fires in the nation****. Regular cleaning of the dryer vent is recommended.*

☑ ☐ ☐ ☐ **I. Other**

Comments:

All cabinet doors and drawers were observed to be functioning as intended.

I=Inspected	NI=Not Inspected	NP=Not Present	D=Deficient

I	NI	NP	D

VI. OPTIONAL SYSTEMS

☑ ☐ ☐ ☑ **A. Landscape Irrigation (Sprinkler) Systems**

Comments:***TREC LIMITATIONS****: The inspector is not required to inspect for effective coverage of the sprinkler system; the automatic function of the timer or control box; the effectiveness of the rain or freeze sensor; or sizing and effectiveness of anti-siphon devices or backflow preventers.*

NOTE: *Many times, due to the overgrowth of the lawn and placement of landscaping materials, the automatic zone valves for irrigation system cannot be located. The zone valves should located in the event they may require repair.*

NOTE: *Spray coverage for the sprinkler system was not verified as part of this inspection. Coverage should be monitored for the system and adjusted accordingly to ensure even watering of the irrigated areas.*

SYSTEM: The irrigation system appears to be operated by a RainBird ESP-TM2 Controller with a wireless Rain Sensor.

I=Inspected	NI=Not Inspected	NP=Not Present	D=Deficient

I	NI	NP	D

ZONE 1: This zone appears to serve the planter beds via a drip hose at the front of the home.

I=Inspected	NI=Not Inspected	NP=Not Present	D=Deficient

I	NI	NP	D

ZONE 2: This zone appears to serve the bulk of the front lawn.

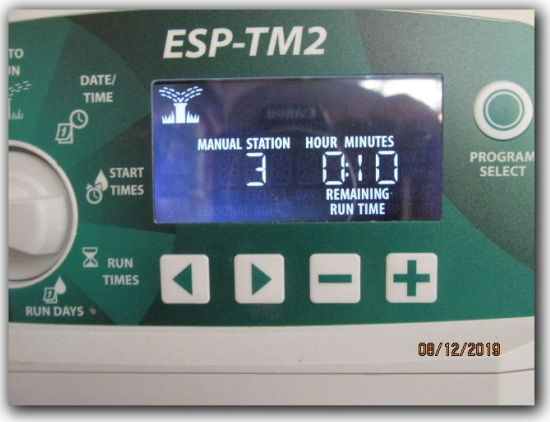
Recommend minor adjustment to the spray head[s] screw to help control overspray and wasting water on hard surfaces.

Recommend minor adjustment to a spray head for improved lawn coverage.

ZONE 3: This zone appears to serve the lawn on the right side of the home, front and back.

I=Inspected	NI=Not Inspected	NP=Not Present	D=Deficient

I	NI	NP	D



The water spray from the sprinkler heads should be re-directed away from the structure and/or fencing, decks, etc., to decrease the possibility of staining or damage. Changing and or adjusting the spray head[s] may be required.

ZONE 4: This zone appears to serve the back lawn from the home foundation perimeter.

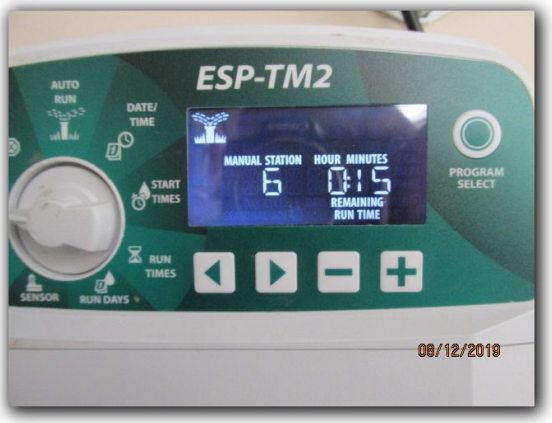
ZONE 5: This zone appears to serve the back lawn from the front of the planter bed.

I=Inspected	NI=Not Inspected	NP=Not Present	D=Deficient

I	NI	NP	D

It was observed that this tree well was not watered in zone 5 even though it appears to be connected to the zone. Further investigation is recommended.

ZONE 6: This zone appears to serve the lawn on the left side of the home, front and back.



I=Inspected	NI=Not Inspected	NP=Not Present	D=Deficient

I	NI	NP	D

Recommend minor adjustment to the spray head[s] screw to help control overspray and wasting water on hard surfaces.

A sprinkler was observed to spray upon the outdoor HVAC unit. Redirecting the sprinkler is recommended.

The water spray from the sprinkler heads should be re-directed away from the structure and/or fencing, decks, etc., to decrease the possibility of staining or damage. Changing and or adjusting the spray head[s] may be required.

I=Inspected	NI=Not Inspected	NP=Not Present	D=Deficient

I	NI	NP	D

It was observed that this tree well was not watered in zone 6 even though it appears to be connected to the zone. Further investigation is recommended.

ZONE 7: This zone appears to serve the narrow lawn strips at the curb via a buried drip hose.

ZONE 8: This zone appears to serve the raised planter beds in the back yard.

I=Inspected	NI=Not Inspected	NP=Not Present	D=Deficient

I	NI	NP	D

INSPECTION SUMMARY

Deficiencies:

FOUNDATIONS

In this inspector's opinion the foundation is performing as designed at the time of inspection. There were indications of settlement and/or common cracks noted in the exterior walls and/or interior ceilings. All accessible doors and windows opened and closed properly at the time of the inspection. There was no noticeable movement noted in the accessible attic space of this structure. If there are any concerns, I recommend having a certified & licensed structural and/or foundational specialist inspect structure.

It was observed that there is a small ledge at the brick ledge / foundation connection around the foundation perimeter. Over time, this condition can promote water to sit atop the brick ledge and potentially migrate behind the parge coat of the foundation, thereby making the parge coat more susceptible to deterioration. Monitoring and or repair is recommended.

GRADING AND DRAINAGE

It was observed that the rain gutter downspouts terminate at the foundation and may cause erosion. The downspout(s) should discharge water at least five (5) feet from the house. Storm water should be encouraged to flow away from the building at the point of discharge. Repair is recommended.

It was observed that some of the rain gutter downspouts terminate on the roof covering. Downspout(s) that discharge onto the roof should be extended to discharge directly into the gutters below.The manufacturer of the installed shingles cannot be verified and although this method of installation is common, roof covering manufacturers **do not** recommend downspouts to discharge directly onto the roof covering. This condition, if left unattended over time, can result in premature deterioration of the roofing as well as possible roof leaks. Repair is recommended.

It was observed that the rain gutters have been installed in front of the metal drip edge flashing. The rain gutter should be installed behind the drip edge flashing to help direct roof runoff into the gutter and not between the gutter and fascia, where damage can occur. Repair is recommended.

ROOF COVERING MATERIALS

Metal drip edge flashing helps "bridge" the gap between the fascia and the roof decking to help prevent wind driven rain from possibly entry. Monitoring and or repair is recommended.

NOTE: *The Asphalt Roofing Manufacturers Association requires a metal drip edge flashing as protection from water entry at the eaves and rakes.*

WALLS (INTERIOR AND EXTERIOR)

Blocked weep holes (openings in the mortar joints, found at the foundation level, at a maximum of every 33 inches O.C.) in the stone / brick veneer wall structure should be cleared. At times when the brick and mortar are being installed, mortar can fall back into the wall cavity or when the parge coat is applied. The weep holes allow a way for possible water condensation in the wall cavity to drain as well as aid in ventilation of the wall cavity. Repair is recommended.

Cracked and or missing caulk was observed in the exterior expansion joints of the brick veneer. Recommend new / additional caulk to help prevent water / pest intrusion.

Missing mortar was observed in the exterior stone / brick veneer. Tuck pointing is recommended to help prevent water and or pest infiltration into the wall cavity.

Minor damage was observed to the exterior soffit material. Recommend monitoring and or repair.

It was observed that the exterior wall siding and trim have not been painted on the bottom and or cut ends. Paint is require to comply with most manufacturer warranties and to help prevent water from wicking up and into the unprotected materials. Repair is recommended.

CEILINGS AND FLOORS

Incomplete drywall tape and bedding was observed in the attached garage. Repair is recommended.

DOORS (INTERIOR AND EXTERIOR)

The back porch door appears to be out of square in its jamb also the weather stripping is in need of repair.

The spring loaded ball latch for some of the closet doors are in need of adjustment to better secure the door when closed. Repair is recommended.

It was observed that the latching mechanism for the office door does not allow the door to be securely closed. Repair is recommended.

WINDOWS

Missing or cracked caulk/paint/mortar was observed on some windows. Driven rain water can enter this wall cavity and possibly cause damage to the wooden window framing. New caulk/paint/mortar is recommended to help prevent water penetration.

Some window(s) appear to have lost their seal[s]. This has resulted in condensation developing between the panes of glass and can cause the glass to loose it's insulating properties. Condensation is not always visible. If the failure is recent, a failed window may not be obvious, since condensation doesn't usually form until the window is heated by direct sunlight. Windows in the shade may show no evidence of failure. so some window failures may not be visible at the time and duration of the inspection. Recommend repair by a professional glass company.

It was observed that the stucco bay window does not appear to be properly terminated at the exterior bottom. Per ASTM C 926 A 2.2.3, where vertical and horizontal exterior plaster surfaces meet, both surfaces shall be terminated with casing beads with the vertical surface extending at least 1/4 inch below the intersecting horizontal plastered surface, thus providing a drip edge. The casing bead for the horizontal surface shall be terminated not less that 1/4 inch from the back of the vertical surface to provide drainage. Monitoring and or repair is recommended.

SERVICE ENTRANCE AND PANELS

The grounding of the electrical service is not visible. The service should be grounded to the main water supply and/or driven ground rods as required. Recommend further investigation by a licensed electrician.

The sub panel was observed to have debris inside the enclosure. Repair is recommended.

COOLING EQUIPMENT

PVC caps are recommended to be installed on the riser pipe between the p-trap and the evaporator unit on positive pressure systems. Without the 3/4 inch cap, conditioned air is blown into the attic, reducing the efficiency of the unit. Repair is recommended.

It was observed that the HVAC secondary drain line is damaged and in need of repair.

DUCT SYSTEMS, CHASES, AND VENTS

Improper routing of the flex duct was observed, in particular the duct for the whole house fan. It is required by current code and recommended by manufacturers that the insulated flex duct should be suspended from the attic rafters to help promote greater air flow on the outside of the flex duct to prevent possible condensation in humid climates. The flex duct should be installed without sags or tight turns that would inhibit proper air flow and reduce energy efficiency. Repair is recommended.

PLUMBING SUPPLY, DISTRIBUTION SYSTEMS AND FIXTURES

The required private water valve shut off was not located and should be exposed so that the valve will be accessible in the case of emergency as well as help prevent damage from rust if made of metal.

Exterior hosebib faucets do not have the anti siphon back flow devices, as required by current code. Anti-siphon devices keep contaminated water from entering the potable water of the house plumbing. Repair is recommended.

Cracked, deteriorated and/or missing shower stall grout and caulk in the master shower should be repaired.

The shower head shower arm was observed to be leaking and should be repaired or replaced.

WATER HEATING EQUIPMENT

It does not appear that the gas flue pipe is not properly connected to the draft hood with two self tapping screws as required by the manufacturer. Repair is recommended.

RANGES, COOKTOPS, AND OVENS

When the oven thermostat alarms sounded, the thermostats for the ovens were found to be inaccurate. The temperature was observed to be greater than a 25 degree difference, either cooler or warmer, of 350 degrees, as measured by a detached thermometer. Recommend further investigation and or repair by a professional appliance technician.

GARAGE DOOR OPERATORS

The door was observed to make popping noises during normal operation, suggesting that the door may be binding somehow. Recommend service by a qualified garage door professional.

LANDSCAPE IRRIGATION (SPRINKLER) SYSTEMS

Recommend minor adjustment to the spray head[s] screw to help control overspray and wasting water on hard surfaces.

Recommend minor adjustment to a spray head for improved lawn coverage.

The water spray from the sprinkler heads should be re-directed away from the structure and/or fencing, decks, etc., to decrease the possibility of staining or damage. Changing and or adjusting the spray head[s] may be required.

Recommend minor adjustment to the spray head[s] screw to help control overspray and wasting water on hard surfaces.

A sprinkler was observed to spray upon the outdoor HVAC unit. Redirecting the sprinkler is recommended.

The water spray from the sprinkler heads should be re-directed away from the structure and/or fencing, decks, etc., to decrease the possibility of staining or damage. Changing and or adjusting the spray head[s] may be required.

Monitored:

WALLS (INTERIOR AND EXTERIOR)

Typical minor cracking was observed in the brick / stone and mortar of the exterior walls in various locations. Brick veneer is not a structural component of or for the home, it simply covers the framed structure. Brick is basically pressed and burnt clay that is not flexible so as the home experiences movement whether uniform or differentially due to seasonal changes, the brick veneer may crack. This implies that some structural movement of the building has occurred, as is typical of most houses. Monitoring and or repairs are recommended.

Further Investigation:

CEILINGS AND FLOORS

Voids and or hard spots were observed in many of the carpeted rooms, suggesting the carpet padding is in need of repair.

DOORS (INTERIOR AND EXTERIOR)

It was observed that the mini blind in the back porch door can close by itself when the blind is in the open position. Further investigation is recommended.

PORCHES, BALCONIES, DECKS, AND CARPORTS

It is recommended that outdoor ceilings fans should be rated for damp or wet areas. Further investigation is recommended.

DUCT SYSTEMS, CHASES, AND VENTS

It was observed when in "cool mode" that the supply air temperature in the master bedroom was observed to be higher than expected, suggesting a possible attic flex duct leak and or obstruction which could allow the air temp to rise before reaching the room. Further investigation of the HVAC system and duct is recommended.

LANDSCAPE IRRIGATION (SPRINKLER) SYSTEMS

It was observed that this tree well was not watered in zone 5 even though it appears to be connected to the zone. Further investigation is recommended.

It was observed that this tree well was not watered in zone 6 even though it appears to be connected to the zone. Further investigation is recommended.

Safety Hazards:

ROOF STRUCTURES AND ATTICS

It appears that the attic access stairs have not been installed with the appropriate fasteners per the manufacturer's instructions. Manufacturers recommend either sixteen 16d nails or sixteen ¼ x 3" lag screws. **This is a safety hazard.** Recommend repair with the appropriate type and quantity of fasteners for proper and safe operation.

SERVICE ENTRANCE AND PANELS

It appears that the #10 AWG conductor is too small for the 50 amp circuit breaker in the main panel. Oversized circuit breaker within the main distribution panel are recommended to be replaced. **This is a safety hazard**. Recommend having a licensed electrician to inspect system.

HEATING EQUIPMENT

It was observed that the blower door safety switch on the HVAC air handler has been taped down in the "on" position. **This is a safety hazard** and repair is recommended.

WATER HEATING EQUIPMENT

It was observed that the required fire separation between the home and the attached garage has been breached at the water heater location. The two vent pipes that penetrate the ceiling and breach the required fire separation are not necessary as the gas water heater receives its required combustion air from the large attached garage.**This is a safety hazard** and repair is recommended.

OTHER

It was observed that the black jacket for the CSST has not been properly installed with the brass connector placed over the black jacketed sleeve and aluminum sleeve as required by the manufacturer. **This is a safety hazard**. Further investigation of the CSST and repairs are recommended.

Overall Inspection Services, LLC
136 Parker Ct.
Liberty Hill, TX. 78642
512-639-9166

09/17/2019

Charlie Brown

Inspection Address: 1000 Somewhere St, Round Rock, TX 78665
Report Number: 20190812-01

Dear Charlie Brown:

At your request, an inspection of the above property was performed on 08/12/2019. Overall Inspection Services, LLC is pleased to submit the enclosed report. This report is a professional opinion based on a visual inspection of the accessible components of the home. This report is not an exhaustive technical evaluation. An evaluation of this nature would cost many times more.

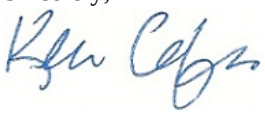
Please understand that there are limitations to this inspection. Many components of the home are not visible during the inspection and very little historical information is provided in advance of the inspection. While I can reduce your risk of purchasing a home, I cannot eliminate it, nor can I assume it. Even the most comprehensive inspection cannot be expected to reveal every condition you may consider significant to ownership. In addition to those improvements recommended in the report, I recommend that you budget for unexpected repairs. On average, I have found that setting aside roughly one percent of the value of the home on an annual basis is sufficient to cover unexpected repairs.

Your attention is directed to your copy of the Inspection Agreement. It more specifically explains the scope of the inspection and the limit of my liability in performing this inspection. The Standards of Practice prohibits me from making any repairs or referring any contractors. I am not associated with any other party to the transaction of this property, except as may be disclosed to you.

The information provided in this report is solely for your use. Overall Inspection Services, LLC will not release a copy of this report without your written consent.

Thank you for selecting Overall Inspection Services, LLC. I appreciate the opportunity to be of service. Should you have any questions about the general condition of the house in the future, I would be happy to answer these. There is no fee for this telephone consulting. Fees are based on a single visit to the property. If additional visits are required for any reason, additional fees may be assessed.

Sincerely,



Ken Cofer
Professional Inspector #20262
Overall Inspection Services, LLC
"An Overall Inspection is your best protection"